

New Vision, New Initiatives

Affordable Housing: Our highest priority is to make sure economic opportunity is spread to every corner of the District. That means we need to ensure the District is an affordable place for residents of all income levels to live. Mayor Fenty has charged our office with carrying out a comprehensive affordable housing strategy that will deliver 10,000 units of affordable housing during the mayor's four-year term. We've pledged to build 5,000 new units of housing and to preserve an additional 5,000 units. We promised \$117 million in new revenue each year to fund affordable housing projects and we set a policy in that at least 30 percent of any new housing built on government-controlled land must be affordable to residents with below average household incomes.

Building a Green Economy: The District has some of the most aggressive green building laws in the country.

Every District project must be green. Every project the District funds or subsidizes must be green, too. As the government, we expected to lead by example – but the private sector is showing us an insatiable desire to go green. There are 20 green-certified buildings in the District and nearly 240 more awaiting certification. We built – on time and on budget – **Nationals Park**, the first green professional sports stadium in the country. We added green roofs to two of our largest municipal buildings. We've challenged the development community to make great new projects like **Poplar Point** and **Hill East Waterfront** model projects for environmental sustainability. Additionally, we are leading an initiative to leverage the boom in green building and sustainable design into green-collar careers for residents at all levels of our workforce.

Steering Investment to our Emerging Neighborhoods: We launched the **Center City Action Agenda** to harness the sustained influx of investment into our downtown as well as channel it into our emerging neighborhoods like **Anacostia**, **NoMa** and the **Ballpark District**. We made \$95 million in tax-increment financing available for neighborhood retail projects on some of our most important corridors. We closed a Payment-In-Lieu-Of-Taxes deal with several developers of formerly federally-owned land that produced more than \$110 million in new funding that will be used to build great new public parks along the Anacostia River and provide new



infrastructure for the emerging waterfront neighborhood. We provided almost \$900,000 for Anacostia homeowners to help offset the cost of preserving their historic homes.



From left to right
1. NPR's NoMA Headquarters Announcement
2. Walker Jones School Ground Breaking
3. Waterside Mall demolition wrecking ball.



New Places

Nearly 40 years to the day after riots decimated the Columbia Heights community's major commercial corridor, **DC USA**, a 500,000 square foot shopping center – the largest retail complex in the District – opened its doors. The center, built by **Grid Properties**, houses the District's first **Target** store, a **Best Buy** and other major national brand retailers as well as a number of local and small neighborhood-serving businesses. The District financed a 1,000-space parking garage to serve the project, which is expected to create about 1,200 new jobs and more than \$12 million a year in new tax revenue. Since 2001, nearly \$1 billion worth of new housing, retail and cultural space has been built along the long-neglected 14th Street corridor.



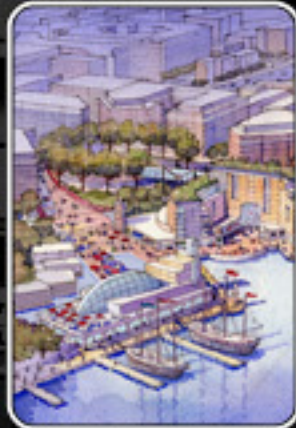
- We cut the ribbon at the new **Super Giant** grocery store at **Camp Simms** in Ward 8 – the first new grocery store built East of the River in more than a decade.
- Brooklyn's high-fashion furniture seller, **west elm**, opened its flag ship store in the historic **Woodies Building** alongside retailers **Zara**, **H&M** and the **Madame Tussauds Wax Museum** – which all received support from the District's Downtown Tax Increment Financing program.
- North Carolina grocer **Harris Teeter** opened its first two stores in the District – one in Adams Morgan's Citadel building and another along Pennsylvania Avenue, SE.

Great New Retail

- We lose about \$1 billion in retail sales each year to the suburbs because we don't have enough stores to satisfy demand from our residents and our visitors. We're committed to reversing that trend and have made great strides toward achieving that goal.
- In December 2007, the District closed on its deal with **Hines | Archstone** to build an \$850 million retail-anchored mixed-use project on the 10.2 acres **Old Convention Center Site**. In addition to the almost 700 units of **Foster + Partners**-designed housing, 250,000 square feet of retail and the 465,000 square feet of office space – the deal will provide more than \$200 million in value for the District. The project is now called **CityCenter DC**.



west elm opens at Woodies



The \$1.5 billion Southwest Waterfront



Kingman Island, a new environmental education center and 45-acre park



Canal Park, the centerpiece of the Capital Riverfront



CityCenter DC, a \$1 billion retail in entertainment anchor in the heart of Downtown DC



Nationals Park, the first "green" major league baseball stadium in the country opened in 2008



Anacostia Riverwalk, a 20-mile network of trails spanning the Anacostia River

Hill East Waterfront, up to 5 million square feet of development potential between the Anacostia River and Capitol Hill